



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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IN REPLY PLEASE

REFER TO FILE: **MP-6**
M0421023

July 1, 2004

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**PRIVATE DRAIN NO. T 1301 - ROWLAND HEIGHTS - PARCEL 1EX, ALSO
AFFECTS PRIVATE DRAIN NO. T 2465 - ROWLAND HEIGHTS
QUITCLAIM OF EASEMENT - UNINCORPORATED COUNTY TERRITORY OF THE
COUNTY OF LOS ANGELES
SUPERVISORIAL DISTRICT 4
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement interest in Private Drain No. T 1301, Parcel 1EX (514 square feet), to no longer be required for the purpose of the Los Angeles County Flood Control District. The parcel is located north of Seiko Avenue and west of Cronin Drive in the unincorporated Rowland Heights area of the County of Los Angeles.
3. Authorize the quitclaim of easement to the underlying fee owner, Han-Shi Hwang, for \$1,500.
4. Instruct the Chairman to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to quitclaim its easement in Private Drain No. T 1301, Parcel 1EX, to the underlying fee owner, Han-Shi Hwang. The parcel is located north of Seiko Avenue and west of Cronin Drive in the unincorporated Rowland Heights area of the County of Los Angeles.

The District acquired the easement in Parcel 1EX as part of the land needed for Private Drain No. T 1301. The underlying fee owner requested this easement to be quitclaimed to him. Construction of the drain has been completed, and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$1,500 represents the District's minimum sale price and this amount has been paid and deposited into the Flood Control District Fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Private Drain No. T 1301, Parcel 1EX, is no longer needed for purposes of the District. The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

With respect to requirements of CEQA, this transaction is categorically exempt, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Guidelines.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

The Honorable Board of Supervisors
July 1, 2004
Page 3

CONCLUSION

This action is in the District's interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

MQ:fr
6\BL qceRowlandHts

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Mr. Han-Shi Hwang
1513 Sekio Avenue
Rowland Heights, CA 91748-2467

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT
By _____

Assessor's Identification Number:
8762-004-003 (Portion)

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the HAN-SHI HWANG, a single man, all its right, title, and interest in and to that certain easement for storm drain and appurtenant structures, acquired by Quitclaim Deed recorded March 7, 1980, as Document No. 80-237705, of Official Records, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the unincorporated territory of the County of Los Angeles, State of California, as described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

TRANSFER DRAIN	
PRIVATE DRAIN NO. 1301	1EX
Affects: Private Drain No. 2465	
I.M. 099-317	
S.D. 4	M0421023

OAG:in:P:Conf:qceTDPD1301.doc

By _____
Deputy

NOTE: Acknowledgment form on reverse side

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this _____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM:

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

APPROVED as to title and execution,
_____, 20____.
DEPARTMENT OF PUBLIC WORKS
Mapping & Property Management Division

MARTIN J. YOUNG
Supervising Title Examiner III

By _____

TRANSFER DRAINS
PRIVATE DRAIN NO. 1301 1EX
Affects: Private Drain No. 2465
A.P.N. 8762-004-003 (portion)
T.G. 679(D4)
I.M. 099-317
Fourth District
M0421023

LEGAL DESCRIPTION

PARCEL NO. 1EX (Quitclaim of a portion of easement):

That portion of Lot 52, Tract No. 30626, as shown on map filed in Book 860, pages 1 to 4, inclusive, of Maps, in the office of the Recorder of the County of Los Angeles, described as Part C in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on March 7, 1980, as Document No. 80-237705, of Official Records, in the office of said Recorder and also described in deed to County of Los Angeles, recorded in Book D7055, page 122, of said Official Records, within the following described boundaries:

Beginning at the intersection of that certain course described as having a bearing and length of North 39° 41' 14" West 22.00 feet in said last mentioned deed, with the northerly line of said Lot 52; thence South 39° 41' 14" East 22.00 feet along said certain course to the beginning of a tangent curve concave to the northeast and having a radius of 110.00 feet; thence southeasterly along said curve through a central angle of 21° 02' 22", an arc distance of 40.39 feet; thence tangent to said curve South 60° 43' 36" East 4.00 feet; thence North 29° 16' 24" East 9.87 feet to a point on a non tangent curve concave to the southwest and having a radius of 80.00 feet, a radial of said last mentioned curve to said point bears North 33° 01' 48" East; thence northwesterly along said last mentioned curve through a central angle of 2° 40' 21", an arc distance of 3.73 feet to the beginning of a reverse curve having a radius of 210.00 feet; thence northwesterly along said last mentioned curve through a central angle of 15° 17' 39", an arc distance of 56.06 feet to said northerly line; thence westerly along said northerly line to the point of beginning.

Containing: 514 ± square feet.

EXHIBIT A